

MINUTES OF THE REGULAR MEETING

OF THE

**COMMISSIONERS OF THE CHICAGO HOUSING
AUTHORITY**

November 16, 2004

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, November 16, 2004, at 8:30 a.m. at the Princeton Apartments, 4250 South Princeton, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Mary Wiggins

Absent:	Earnest Gates
	Sandra Young

Also present were Adrienne Minley, Chief of Staff; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval the Minutes of the Regular Meetings held on September 21, 2004 and October 19, 2004. Upon Motion made and properly seconded, the Minutes for September 21, 2004 and October 19, 2004 were unanimously approved and accepted as submitted.

The Chairperson thereupon introduced Executive Session Item 1 discussed in Executive Session.

Commissioner Ivers presented a Motion to approve the Resolution for Executive Session Item 1.

(Executive Session Item 1)

RESOLUTION NO. 2004-CHA-143

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 2, 2004 requesting that the Board of Commissioners approves the Personnel Actions Report for October 2004.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for October 2004.

The motion to adopt Executive Session Item 1 was seconded by Commissioner Healey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Nesbitt, Chairperson of the Finance & Audit Committee, presented the monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee Meeting was held on Wednesday, November 10, 2004 at 1:00 p.m. at the 626 W. Jackson Corporate offices. The Chief Financial Officer and her staff presented the Committee with the Treasury and Cash Flow Report as of October 31, 2004, the 3rd Quarter Financial Report and the 3rd Quarter Grant Report.

Commissioner Nesbitt then introduced an Omnibus Motion for adoption of the resolutions for Item A1 thru A3 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The resolution for Item A1 approves the FY2005 Comprehensive Budget. The FY2005 Comprehensive Budget totaling \$946.0 million includes the following fund categories: for the General Fund total FY2005 revenue is \$856.7 million. The General Fund combines Low-Rent, Capital and Section 8 programs (HCV) into a block grant as allowed by HUD under the MTW agreement. Revenues consist of Dwelling Rental Income, Interest Income, Administrative Income, Capital Grant Funds, Housing Assistance and Operating Subsidies. Operating Reserves were not needed to balance the FY2005 budget. Under the Hope VI Fund total FY2005 Revenue is \$66.4 million. This amount will be used for demolition, revitalization, community and supportive services programs and relocation of CHA residents. The City/State FY2005 Revenue fund totals \$6.0 million, which includes funding for the following City/State properties: Leclaire Courts, Lathrop Elderly, Harrison Courts, Ogden Courts and Loomis Courts and other funding includes revenue totaling \$16.9 million for Madden/Wells (MROP Grants) and a variety of grants that are used to enhance or augment funding for critical programs and services that the CHA provides to its residents.

RESOLUTION NO. 2004-CHA-144

WHEREAS, the Board of Commissioners has reviewed the Board letter dated October 15, 2004, entitled "APPROVAL OF THE FY2005 COMPREHENSIVE BUDGET";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached, "FY2005 COMPREHENSIVE BUDGET", and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;

2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item A2)

The resolution for Item A2 approves amendment of contract with Quadel Consulting Corporation. In 1985 the CHA privatized the Section 8 program. In 1995, the Section 8 program served approximately 15,000 households. Today, the program services over 35,000 households and continues to grow. In November 2002, the Board of Commissioners authorized the CHA to enter into a contract with Quadel Consulting Corporation to provide administration services for the CHA's Housing Choice/Section 8 program. The Contract was for a twenty-five month period, for an amount not-to-exceed \$52,304,543.28 and included three (3) one-year options. In the Contract's first year, Quadel successfully achieved status of High Performer under the SEMAP criteria as set forth by HUD and earned more than 75% of the Performance Incentive Fees provided for in the Contract. In the current contract year, Quadel has successfully demonstrated progress toward maintaining High Performer status under the SEMAP criteria and is on target to earn more than 75% of the Performance Incentive Fees as stipulated in the Contract. In addition, the CHA and contractor received 7 Awards of Merit for best practices from the National Association of Housing and Redevelopment Officials (NAHRO).

RESOLUTION NO. 2004-CHA-145

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed memorandum dated October 21, 2004, entitled "AUTHORIZATION TO AMEND CONTRACT BETWEEN QUADEL CONSULTING CORPORATION AND THE CHICAGO HOUSING AUTHORITY FOR THE ADMINISTRATION OF THE SECTION 8 PROGRAMS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 1 to Contract No. 0370 with Quadel Corporation to extend the contract term for an additional twelve (12) month period from January 1, 2005 through December 31, 2005 in an amount not-to-exceed \$23,500,000.00 for the administration of the CHA's Housing Choice Voucher/Section 8 Program.

(Item A3)

During the present mid-point in the Plan for Transformation the amount of contracted projects have increased in volume as well as complexity. The magnitude of the Plan has promoted extreme visibility nationwide. Additionally, HUD is maintaining a watchful eye on the funding expended for the Plan. One of the many areas important to HUD and tantamount to withdrawal of funds for the Plan is the rigorous requirement of minority participation in the area of M/W/DBE firms as well as Section 3 residents. Although the compliance projects have increased, the staff reserved for the monitoring activities has not. The need for a third-party addition to the current resources initiated the subject procurement matter. The scope of services for this solicitation requires a firm that will present an aggressive site visit strategy, a willingness to embrace the need for immediate accessibility of reporting information, as well as an ability to mobilize almost instantaneously to perform whatever related activities are required. In addition, the firm must conscientiously assess the current compliance monitoring process, and proactively address process improvement. Trinal, Inc. presented and demonstrated a proposal that encompassed all that CHA is looking to accomplish with this solicitation. Accordingly, the resolution for Item A3 approves award of contract to Trinal, Inc.

RESOLUTION NO. 2004-CHA-146

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 22, 2004 entitled "Authorization to enter into a contract with Trinal, Inc. for Compliance Monitoring and Reporting Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Trinal, Inc for compliance monitoring and reporting services in an amount not-to-exceed \$1,530,259.00 for a two year base term with a one year option to extend.

The Motion to adopt the resolutions for Items A1 thru A3 was seconded by Commissioner Ponce and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

In the absence of Commissioner Gates, Chairperson of the Operations & Facilities Committee, Commissioner Healey then presented the monthly report. Per Commissioner Healey, the Operations and Facilities Committee Meeting was held on Wednesday, November 10, 2004 at 2:00 p.m. at the 626 W. Jackson Corporate offices.

Commissioner Healey then introduced an Omnibus Motion for adoption of resolutions for Items B1 and B2, discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

The CHA advertised a Request for Proposal in July 2004 for Developer's Representative Services. The CHA advertised the RFP in the Chicago Sun-Times, the Chicago Defender, and El Dia. The CHA also directly solicited forty five (45) firms, including twelve (12) MBE/WBE/DBE firms. An additional fifty (50) firms picked up copies of the solicitation. The CHA received twelve (12) proposals on July 30, 2004. An Evaluation Committee consisting of staff members chosen from the Capital Construction Division and Finance reviewed and scored the written proposals. The Department of Procurement and Contracts established the competitive range of 66 - 73. Six respondents were found to be in the competitive range. Each of the six respondents made a presentation before the Evaluation Committee and submitted a Best and Final Offer. Three firms had further discussions with the CHA. Upon further consideration of each Respondent following the presentations and discussions, the Evaluation Committee recommends that Construction Cost Systems offers the best economic value to the CHA. Accordingly, the resolution for Item B1 approves award of contract to Construction Cost Systems.

RESOLUTION NO. 2004-CHA-147

WHEREAS, the Board of Commissioners has reviewed Board Letter dated October 13, 2004 entitled "RATIFICATION OF CONTRACT WITH CONSTRUCTION COST SYSTEMS FOR DEVELOPER'S REPRESENTATIVE SERVICES AT HARRISON COURTS, LATHROP ELDERLY, AND LOOMIS COURTS",

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby ratifies the competitive award of a contract with Construction Cost Systems in the amount of \$1,440,500.00 for Developer's Representative Services at Harrison Courts (RH-5), 2910/30/50 W. Harrison, Lathrop Elderly (RH-4), 2717 N. Leavitt, and Loomis Courts (RH-7), 1314 & 1342 W. 15th St.. The contract shall take effect on the date of the Notice to Proceed, and shall continue for two (2) years or until the completion of pre-construction, construction, and close-out activities at the assigned developments, whichever comes first, subject to the Contractor's compliance with the CHA's

MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements. The CHA, at its sole discretion, reserves the right to extend the contract by three (3) separate one-year options.

(Item B2)

HUD offers incentives to housing authorities that purchase their natural gas supplies at a cost that is less than what the local utility would charge. CHA’s past experiences with gas prices, particularly during winter, are such that by committing to purchase a portion of these future gas needs at current market conditions gas future contracts provide a significant financial benefit. Commodity market movements most beneficial to customers like the CHA are most likely to occur during the spring and fall seasons, when national demand for gas to power electric generation for air conditioning or to meet heating demand is low. In April 2002, the Board of Commissioners approved the Wellhead natural gas contract with Peoples Energy Services Corporation (“Peoples”), a non-regulated affiliate of Peoples Energy Corporation, for an amount not-to-exceed \$35,100,000.00 for a twenty (20) month term of May 1, 2002 through December 31, 2003. The Contract included three (3) one-year options. Peoples has agreed to provide natural gas at the same rates and under the same terms and conditions as provided for in the original Contract. The extension of the Contract will allow the CHA to purchase its natural gas supplies from a non-utility source and retain 50 percent of the savings achieved consistent with the HUD Wellhead incentive. Since natural gas prices have been on the rise during times of heavy consumer demand, the CHA has the ability to lock in favorable natural gas prices under the Contract, when the demand and the prices are much lower. Given CHA’s anticipated consumption of approximately ten million therms of natural gas for the next one year period, the extension of this Contract offers a projected cost savings. Accordingly, the resolution for Item B2 approves the second year contract option with Peoples Energy Services.

RESOLUTION NO. 2004-CHA-148

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 16, 2004 entitled “AUTHORIZATION TO EXERCISE THE SECOND YEAR OPTION TO EXTEND THE WELLHEAD NATURAL GAS CONTRACT WITH PEOPLES ENERGY SERVICES CORPORATION (CONTRACT NO. 9717)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment to Contract No. 9717 with Peoples Energy Services Corporation to exercise the second year option to extend the term of the Contract from January 1, 2005 through December 31, 2005 under the same rates, terms and conditions in an amount not-to-exceed \$18,000,000.00 for the purpose of providing natural gas to the CHA.

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

In the absence of Commissioner Young, Chairperson of the Tenant Services Committee, Commissioner Wiggins presented the report, per Commissioner Wiggins, the Tenant Services Committee held it’s regularly scheduled meeting on Wednesday, November 10, 2004 at 2:30 p.m. at the 626 Corporate Offices. There were no presentations scheduled to come before the Committee.

Commissioner Wiggins then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 through C6 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

The resolution for Item C1 approves an Intergovernmental Agreement with CDHS to provide supportive services to CHA residents. Pursuant to this IGA, CDHS will continue to provide a comprehensive strategy to link families residing in CHA's family developments, scattered site communities, and families that relocated to the private housing market with a Housing Choice Voucher since October 1999, to services provided by public agencies and/or private sector service providers; provide the CHA with monthly and/or quarterly reports as needed on the progress of all service activities; provide on-going customer service reviews for the CHA to identify ways to improve services for its residents; provide outreach and disseminate information to residents to ensure that CHA families are made aware of the available services and programs in the citywide network; customize the service connection strategy to meet the specific needs of each CHA family; offer priority enrollment for CHA residents for certain programs; maximize coordination with other City, County, and State service agencies; and provide comprehensive assessments of family requirements for the most needy CHA families. The CHA is increasing funding for this program for 2005 to address the higher volume of families relocating to the private housing market under the Housing Choice Voucher program. As families move into communities across the City, a more individualized approach will be utilized to link families to specific neighborhood resources. The additional funding will also be used to increase staff capacity to provide: more outreach services; substantive expertise in service areas critical to a family's success in permanent or temporary housing; increased program monitoring and oversight for continuous quality improvement; and new partnerships and linkages to specific resources in neighborhoods where residents have relocated.

RESOLUTION NO. -2004 CHA-149

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 2, 2004 requesting "Authorization to Enter into an Intergovernmental Agreement with the Chicago Department of Human Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners Authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago acting through its Department of Human Services to provide supportive services to Chicago Housing Authority ("CHA") residents for the period of January 1, 2005 to December 31, 2005 in an amount not-to-exceed \$20,563,987.00.

Item C2

The resolution for Item C2 approves an Intergovernmental Agreement with CDoA to provide supportive social programs to seniors in CHA senior buildings. CDoA has been serving CHA residents since 1994 in various capacities. However, as part of the CHA's Plan for Transformation, the social services programs for CHA's senior residents previously performed directly by CHA staff were outsourced to CDoA through IGAs since the beginning of 2001. The renewal of the IGA with CDoA for FY 2005 will allow the CHA to continue to economically and efficiently provide these services for its senior citizens residing in 42 of the CHA's senior buildings. CDoA is uniquely qualified to perform these services for senior citizens in the City of Chicago and has received federal designation as the Area Agency on Aging. This IGA will continue to allow CHA's senior citizens to be mainstreamed and receive the same level and quality of services that CDoA provides to senior citizens throughout the City of Chicago. Under this IGA, CDoA will continue to maintain a presence with an office in each of the designated 42 senior buildings to make these services readily available to CHA's senior residents. Similar services for the remaining CHA senior buildings are provided by the private property managers. The purpose of the coordinated service program is to improve the quality of life and assist elderly persons and persons with disabilities to live independently and/or to prevent premature or unnecessary institutionalization of the elderly residing in CHA's senior buildings.

RESOLUTION NO. 2004-CHA-150

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated October 28, 2004, entitled "Authorization to Extend the Intergovernmental Agreement with the Chicago Department on Aging to Provide a Coordinated Supportive Social Services Program for Senior Citizens Residing in Forty-two CHA Senior Buildings";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend the Intergovernmental Agreement with the City of Chicago Department on Aging (Contract No. 0634) for the period of January 1, 2005 through December 31, 2005 for an amount not to exceed \$2,162,598.00 to provide a coordinated supportive social service program for senior citizens residing in forty-two (42) senior buildings. The new total not-to-exceed amount of compensation of Contract No. 0634 will be \$4,325,196.00.

(Item C3)

The resolution for Item C3 approves a Funding Agreement with the CAC. A Funding Agreement between the CHA and the CAC is required by HUD for funding provided by a housing authority for a duly elected resident council. The purpose of the CAC as the jurisdiction wide resident council for the CHA Residents is to act as a vehicle for resident participation and to represent the interests of the residents of the CHA. Additionally, the CAC can represent the interests of a Local Advisory Council (LAC), upon the LAC's request. This agreement places financial responsibility on the CAC to govern, control and document use of CHA provided funds approved in the CAC's 2005 operating budget in the amount of One Million Four Hundred Twenty Three Thousand Six Hundred Eighty Seven and No/Dollars (\$1,423,687.00) for the period beginning January 1, 2005 and ending December 31, 2005. The Agreement requires that the CAC account to the CHA for the use of the funds provided in the Agreement and permits the CHA to inspect and audit the CAC's financial records related to the Agreement.

RESOLUTION NO. 2004-CHA-151

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 1, 2004 entitled "Authorization to Negotiate and Enter into a Funding Agreement for Fiscal Year 2005 with the Central Advisory Council;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorize the Chief Executive Officer or his designee to negotiate and enter into a Funding Agreement with the Central Advisory Council for the 2005 fiscal year in an amount not-to-exceed One Million Four Hundred Twenty Three Thousand Six Hundred Eighty Seven and No/Dollars (\$1,423,687.00) for the period beginning January 1, 2005 and ending December 31, 2005.

(Item C4)

The resolution for Item C4 approves a Funding Agreement with SHAC. A Funding Agreement between the CHA and SHAC is required for funding this resident organization. The Agreement will place independent financial responsibility on the SHAC to govern, control and document CHA funds provided for the 2005 operating budget in an amount not to exceed Three Hundred Thousand Dollars (\$300,000) for the period of January 1, 2005 through December 31, 2005. SHAC is managed by the three duly elected presidents of the Senior Housing Local Advisory Council's ("LAC's") and maintains offices at 6401 S. Yale, 3030 West 21st Place and 1845 N. Larrabee. The purpose of SHAC is to act for and on behalf of the residents who live in CHA senior buildings. The Agreement will contain provisions to ensure compliance with all state, local and federal laws, rules and regulations and require SHAC to account for use of the funds under the Agreement. The Agreement will also permit the CHA to review and audit the Books and Records of the SHAC.

RESOLUTION NO. 2004-CHA-152

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 1, 2004 entitled "Authorization to Negotiate and Enter into a Funding Agreement with the Senior Housing Advisory Council";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to negotiate and enter into a Funding Agreement with the Senior Housing Advisory Council for the period commencing January 1, 2005 and ending December 31, 2005 in an amount not to exceed Three Hundred Thousand Dollars (\$300,000).

(Item C5)

In December 2002, the Board of Commissioners authorized contracts with Reo Movers and Van Lines, Inc., and Medley's Moving and Storage, Inc. to provide resident relocation services for a two year period. The agreement was for a two year period, for an amount of compensation not-to-exceed \$400,000 for each contract. Subsequently, in March 2003, the Board authorized contracts with Big "O" Movers and Storage, Inc. and Smith Movers to provide the same services for similar contract terms and value. Additionally the contracts with Bog "O" Movers and Reo Movers were modified by increasing the not-to exceed compensation amount by \$93,000 each. During the course of these 4 contracts, the number of families that the Housing Choice Voucher Department has been requested to relocate has grown daily. The CHA expanded moves for City/State properties and Altgeld Gardens. Additionally, CHA's moving contractors were requested to provide services for the Summer Food Sites Program, pickup and delivery of donations, and to relocate agencies located on site that had to move. None of these services were included in the original moves scheduled for Phase IV of the Plan for Transformation. Accordingly, the costs incurred for moving/relocation services will exceed the funds allocated for these contracts. Additional funds are required to ensure the moving contractors are paid for necessary services for the remainder of the term of these contracts to relocate families from uninhabitable units, for building consolidation in order to ensure the safety of families, and to conduct remaining moves for Phase IV of the Plan for Transformation. The approval of additional funds for these contractors will cover obligated as well as anticipated invoices and costs through the expiration dates of these above 4 contracts and will allow the CHA to continue with its relocation efforts without interruption. The current moving contractors have either met or exceeded the acceptable level of performance. Accordingly, the resolution for Item C5 approves contract amendments with the four stated moving companies.

RESOLUTION NO. 2004-CHA-153

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 2, 2004 titled "AUTHORIZATION TO AMEND CONTRACTS WITH BIG "O" MOVERS, REO MOVERS AND VAN LINES INC., SMITH MOVERS AND MEDLEY'S MOVING AND STORAGE, INC. FOR RESIDENTRELOCATION SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorized the Chief Executive Officer or his Designee to modify four (4) existing Resident Relocation Contracts to increase the not-to- exceed amount of compensation with Big "O" Movers, Inc., in the amount of 476,181.00, Reo Movers and Van Lines, Inc., in an amount of \$290,063.00, Smith Movers in the amount of \$546,181.00 and Medley's Moving and Storage, Inc., in the amount of \$290,063.00 for an aggregate amount of compensation not-to-exceed \$1,602,488.00.

(Item C6)

The resolution for Item C6 approves the form of lease and admissions and continued occupancy policy for the Henry Horner Phase II A2– West Haven Park development. The authorization of approval of the form of lease and admissions and occupancy policy for the Henry Horner Phase II A2 – West Haven Park development is required at this time to facilitate the closing of this development transaction. Previously on December 19, 2002, the Board approved Resolution No. 2002-CHA-186, which approved the lease and admissions and occupancy policy for Phase IIa1, which was an all rental development. The lease and admissions and occupancy policy for Phase IIa1 have been modified for Phase IIa2 to reflect that the units are in a condominium and to incorporate other minor changes. These documents have been subject to extensive negotiation among the CHA, the Developer, and the Horner Residents Committee and the documents are recommended as acceptable. Notice for the public comment period will be given in accordance with applicable requirements and consideration will be given to any forthcoming comments in finalizing the documents with the Developer and the owner entity.

RESOLUTION NO. 2004-CHA-154

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 27, 2004, entitled "AUTHORIZATION FOR APPROVAL OF THE LEASE AND ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR THE HENRY HORNER PHASE II A2 – WEST HAVEN PARK DEVELOPMENT AND TO AMEND THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached admissions and continued occupancy policy and form of lease in substantially the form presented to the Board for the Henry Horner Phase II A2 – West Haven Park development and hereby approves an amendment to the Chicago Housing Authority’s Admission and Continued Occupancy Policy to incorporate the approved forms as an addenda. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items C1 through C6 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce Mary Wiggins
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records